

COCHRANE COMMONS SHOPPING CENTER

Corner of Highway 101 & Cochrane Road
Morgan Hill, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER
(925) 588-2223

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

COCHRANE COMMONS



SHOP SPACE AVAILABLE

A 650,000 square foot regional retail project at completion, located within the affluent community of Morgan Hill anchored by Target, Dick's Sporting Goods, Petco, and Staples. Other key tenants include DSW, ULTA Beauty, Party City, Chili's, Red Robin, and more. This Art Deco architecturally themed project is conveniently located in north Morgan Hill to serve southeast San Jose, Gilroy, and of course, Morgan Hill.

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
22,540	39,165	55,328
POPULATION		



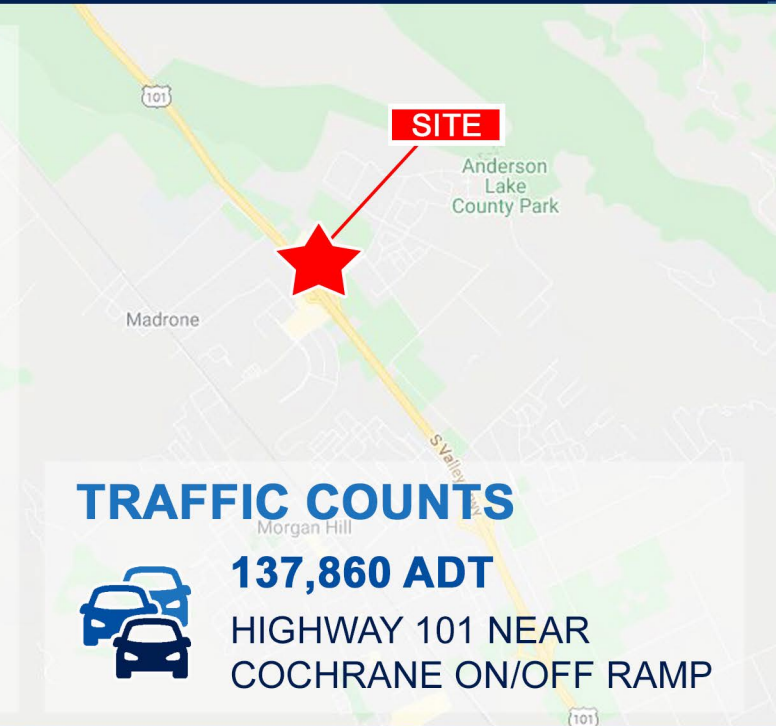
2-Mile	3-Mile	5-Mile
\$190,782	\$178,312	\$186,400
AVG. HH INCOME		



2-Mile	3-Mile	5-Mile
10,955	16,922	20,972
EMPLOYEES		



46,711
CITY OF MORGAN HILL



TRAFFIC COUNTS



137,860 ADT
HIGHWAY 101 NEAR
COCHRANE ON/OFF RAMP

PRESENTED BY:



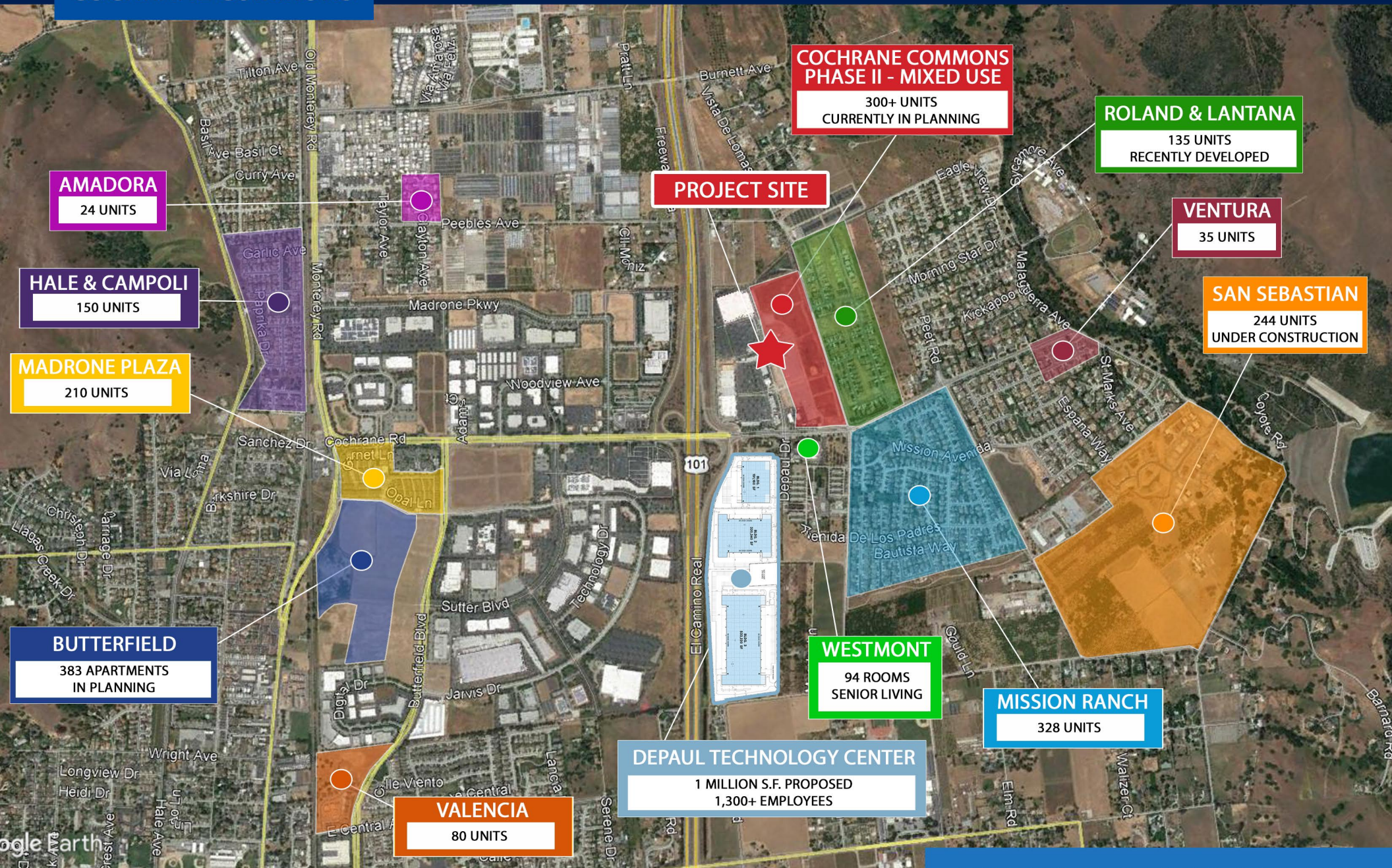
COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

COCHRANE COMMONS



HOUSING & EMPLOYMENT

COCHRANE COMMONS



RETAIL AERIAL

COCHRANE COMMONS

PHASE I

PHASE II
(FUTURE DEVELOPMENT)
CURRENTLY IN PLANNING

SHOPS D

SHOPS C

SHOPS 2

CLUB PILATES
SportClips HAIRCUTS
Amour Na.Iz...
VITALITYBOWLS SUPERFOOD CAFE

Mainstream Boutique
MR. PICKLE'S SANDWICH SHOP
DICKEY'S BARBECUE PIT
Serenity dental
Site for Sore Eyes
ME Massage Envy
GO WIRELESS verizon wireless

STARBUCKS COFFEE
GREEN CLEANERS
Ono Hawaiian BBQ
COMMONWEALTH CREDIT UNION

FUTURE DEVELOPMENT PADS

TARGET

2,800 SF AVAILABLE
1,000 SF AVAILABLE

See's CANDIES
post-n-print One Stop Business Center
YOGASIX

10,000 SF AVAILABLE

RETAIL
ULTA
STAPLES
petco
DSW
DICK'S SPORTING GOODS
Party City

MOD MOD PIZZA
MENS WEARHOUSE
MATTRESS FIRM

BURGER KING
76

chili's

SHOPS A
12,370 SF

COCHRANE ROAD

SITE PLAN

COCHRANE COMMONS

PHASE II



SITE PLAN

COCHRANE COMMONS

PHASE II



ELEVATIONS

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.1559/-121.6521

RS1

Cochrane Commons		2 mi radius	3 mi radius	5 mi radius
Morgan Hill, CA 95037				
POPULATION	2020 Estimated Population	22,540	39,165	55,328
	2025 Projected Population	22,346	38,831	54,892
	2010 Census Population	17,470	31,419	46,734
	2000 Census Population	14,478	27,076	42,138
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2020	2.8%	2.2%	1.6%
	2020 Median Age	37.7	37.5	39.0
HOUSEHOLDS	2020 Estimated Households	7,211	12,684	18,232
	2025 Projected Households	7,596	13,371	19,220
	2010 Census Households	5,489	9,991	15,141
	2000 Census Households	4,518	8,495	13,454
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	3.0%	2.5%	1.8%
RACE AND ETHNICITY	2020 Estimated White	58.1%	57.0%	59.7%
	2020 Estimated Black or African American	2.5%	2.5%	2.3%
	2020 Estimated Asian or Pacific Islander	17.5%	16.7%	16.1%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
	2020 Estimated Other Races	21.1%	23.0%	21.1%
	2020 Estimated Hispanic	33.6%	36.5%	33.8%
INCOME	2020 Estimated Average Household Income	\$190,782	\$178,312	\$186,400
	2020 Estimated Median Household Income	\$152,054	\$137,250	\$140,366
	2020 Estimated Per Capita Income	\$61,122	\$57,832	\$61,496
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.8%	4.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.8%	4.6%
	2020 Estimated High School Graduate	15.6%	17.2%	16.4%
	2020 Estimated Some College	18.8%	19.7%	19.4%
	2020 Estimated Associates Degree Only	9.7%	10.2%	10.0%
	2020 Estimated Bachelors Degree Only	27.2%	26.6%	28.7%
	2020 Estimated Graduate Degree	19.0%	16.7%	16.6%
BUSINESS	2020 Estimated Total Businesses	1,017	1,822	2,375
	2020 Estimated Total Employees	10,955	16,922	20,972
	2020 Estimated Employee Population per Business	10.8	9.3	8.8
	2020 Estimated Residential Population per Business	22.2	21.5	23.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.